

NO TRANSFER  
TAX PAID

32-113

## WARRANTY DEED

002427

Hedwidge Beane, of Waterville, Kennebec County, Maine, for consideration paid, *grant* to Perley G. Beane, of Waterville, Kennebec County, Maine, and John O. Beane, of Omaha, Douglas County, Nebraska, *AS JOINT TENANTS*, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situate in said Waterville and bounded and described as follows, to wit:

Being Lot No. 33 according to a plan of lots made for Romeo Gilbert by R. C. Knowlton, C.E., dated May 5, 1952 and recorded in Kennebec Registry of Deeds in Plan Book 17, Page 103, and further described as follows:

Beginning at a point in the southerly line of Gilbert Street at the northwest corner of Lot No. 31 on said plan; thence westerly in the southerly line of said Gilbert Street seventy (70) feet to an iron pin and the northeast corner of Lot No. 35; thence southerly at right angles one hundred eight and ninety-eight hundredths (108.98) feet; thence easterly in a line almost parallel to the southerly line of said Gilbert Street seventy and nine hundredths (70.09) feet to the southwest corner of said Lot No. 31; thence northerly along the westerly line of said Lot No. 31 one hundred five and forty-two hundredths (105.42) feet to the point of beginning.

No building to be built within twenty (20) feet of a street line nor within five (5) feet of a lot line.

Being the same parcel of property conveyed to the above Grantor and George C. Beane by deed of Joseph P. Breton and Constance M. Breton dated October 10, 1961 and recorded in the Kennebec Registry of Deeds in Book 1244, Page 115. Hedwidge Beane is the surviving joint tenant.

Reserving to the above Grantor, Hedwidge Beane, an exclusive life estate in the above described property.

**WITNESS** my hand this 24<sup>th</sup> day of January, 2001.

Donna F. Chapman  
Witness

Hedwidge Beane  
Hedwidge Beane

State of Maine  
Kennebec, ss

January 24, 2001

Then personally appeared the above named **Hedwidge Beane** and acknowledged the foregoing instruments to be her free act and deed.

Before me,

Robert J. Ringer, Jr.  
Robert J. Ringer, Jr.  
Notary Public



JABAR, BATTEN, RINGER & MURPHY - ATTORNEYS AT LAW - ONE CENTER STREET - WATERVILLE, MAINE 04901

RECEIVED KENNEBEC SS.

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2001 JAN 29 AM 9:00

ATTEST: Theresa Ruth Mann  
REGISTER OF DEEDS